

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐
no ☐

Property Name: Brick Farmhouse Inventory Number: WA-II-482
Address: 8620 Sharpsburg Pike Historic district: ☐ yes ☒ no
City: Fairplay Zip Code: 21733 County: Washington
USGS Quadrangle(s): Funkstown
Property Owner: Floris W and Joan M Knight Tax Account ID Number: 001053
Tax Map Parcel Number(s): 43 Tax Map Number: 62
Project: Intersection Improvements, MD 65 and MD 68 #WA142A21 Agency: Maryland State Highways Administration
Agency Prepared By: TRC Garrow Associates Inc
Preparer's Name: Geoffrey Henry Date Prepared: 10/25/2005
Documentation is presented in: Brick Farmhouse MIHP form prepared by Joe Getty (1983)
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes Listed: ☐ yes
Site visit by MHT Staf ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Location and Setting

The Brick Farmhouse is located on the west side of MD 65, 2/10 mile south of MD 68 in the village of Lappans. The house stands on a gentle rise along the road and is surrounded by a complex of outbuildings to the rear. The property consist of 42.34 acres but is not currently under cultivation. The present owners operate a horse-boarding busines and the surrounding property is used for pasture and growing hay.

Description

This is a 2-story, 3-bay, gable-roofed brick house built on a fieldstone foundation on an L plan with its main façade on the east. The brick is laid in a stretcher bond. The side gable roof is covered with slate shingles. The roof is trimmed with a molded and boxed cornice (currently sheathed in vinyl siding) with gable-end returns. There are interior-end brick chimneys at either gable end and replacement chimneys on the rear ell. The main façade has a central entrance flanked by replacement 1/1 double hung sash metal windows with wooden lintels and there are three windows on the second story. There are replacement 1/1 sash windows on the gable ends, along with original paired fixed-sash windows on the attic story. There is a full-width, 1-story porch

MARYLAND HISTORICAL TRUST REVIE

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

Tom Jenkins
Reviewer, Office of Preservation Services

John E. Kuntz
Reviewer, National Register Program

5/4/06
Date

5/22/06
Date

200600794

with a flat roof and replacement fluted metal columns along the east façade. There is a 2-story, 3-bay-long rear ell with a 2-story porch along the south elevation. This porch has been enclosed on the second story and has been altered by rebricking part of the west end. There is an entrance to the cellar on the south.

The main house is surrounded by both historic and non-historic outbuildings. To the west is a large frame bank barn built on a fieldstone foundation, with vertical board siding and jig-sawn trim. It dates to 1891, according to a written source and is currently used for hay storage. There are also two frame sheds and a frame garage/shed. They are used for storage. Non-historic buildings include the large metal clad tractor shed located 50 feet to the south of the main house, a metal shed, a metal garage, and a trailer.

Condition and Alterations/Additions

The main house has been altered by enclosing the rear porch, and rebricking its south end. None of the windows are original and have been replaced with unsympathetic 1/1 metal sash. The porch original wooden porch columns have been replaced by fluted metal columns. The two brick chimneys on the rear ell are not original.

Historical Background

According to both the current owner and tax information, this house was built in 1843. It stands on part of two earlier surveys known as "Charlemont" and "Perrin's Adventure." In 1843, the land was owned by Upton Morin, presumably the builder of this house. Morin (1822-1899) was born in Williamsport and worked as both a carpenter and blacksmith (Williams 1908: 772). In 1854, he sold his 43-acre farm to Daniel Lefevre for \$3,300 and Lefevre is shown as the owner on an 1855 map of the area (Washington County Deed Book IN 10-62). In 1865, the farm was sold to Otto and Alfred Showman and they are shown as the owners on the 1877 Atlas of Washington County (Washington County Deed Book LBT1-88). In 1886, the farm was sold to Jacob Huffer for \$8,600 (Washington County Deed Book 89-59). Huffer, described in William' History of Washington County (1908) as "a prominent and very successful farmer of Tilghmanton District," was born at Mt. Carmel in Washington County in 1838, the son of John and Leah Huffer (Williams 1908: 1091). At 25, he married and bought a 160-acre farm near Funkstown where he lived until 1886. According to Williams, he bought the present house in Lappans (then known as Jones Crossroads) that year and built "a fine barn" in 1891. He retired from farming in 1898 and retired to a frame house he had built across the road. In 1910, his widow Sarah Huffer willed the farm to her daughters Margaret Emmert and Bessie Davis who both sold it in 1923 to Cora Maddux (Washington County Deed Book 189-41). It passed through several other owners before being bought by the present owners in 1983 (Washington County Deed Book 751-179).

Evaluation

The Brick Farmhouse property was evaluated under Criterion A in the area of agriculture, based on its historical association with agricultural pursuits. There are no fields currently under cultivation to establish a connection with the property's agricultural history. The property is now used for boarding horses and the surrounding property is used for pasturage and growing hay. The bank barn is used for storage and there are no historic buildings used for agricultural purposes. The Brick Farmhouse property has not retained its integrity of association or feeling and is not significant under Criterion A in the area of agriculture. The Brick Farmhouse is not associated with a known event or series of events significant on the local, state, or national level and is not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A.

The Brick Farmhouse is not associated with the life of an individual significant on the local, state, or national level and is not eligible for the NRHP under Criterion B. Its builder Upton Morin, and its late nineteenth century owner Jacob Huffer were well-known area farmers but are not otherwise significant individuals.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

The Brick Farmhouse is not NRHP-eligible under Criterion C. Although the house does embody several characteristics of a mid-19th-century vernacular brick farmhouse in Washington County, there are numerous alterations to its exterior appearance and character-defining features. One of these main features was the 2-story rear porch, which has been altered by enclosing the second story and rebricking part of the south end. The wooden porch columns have been replaced by non-historic and historically inaccurate metal fluted columns. All of the original window sashes, probably with either 6/6 or 2/2 lights, have been replaced with inappropriate 1/1 metal sash. The chimneys on the rear ell are also not original. The house has lost integrity of workmanship and materials. Additionally, the building of numerous non-historic outbuildings on the property in close proximity to the main house and the barn, particularly the very large metal clad barn to the south, has diminished the integrity of setting.

The Brick Farmhouse is not NRHP-eligible under Criterion D.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

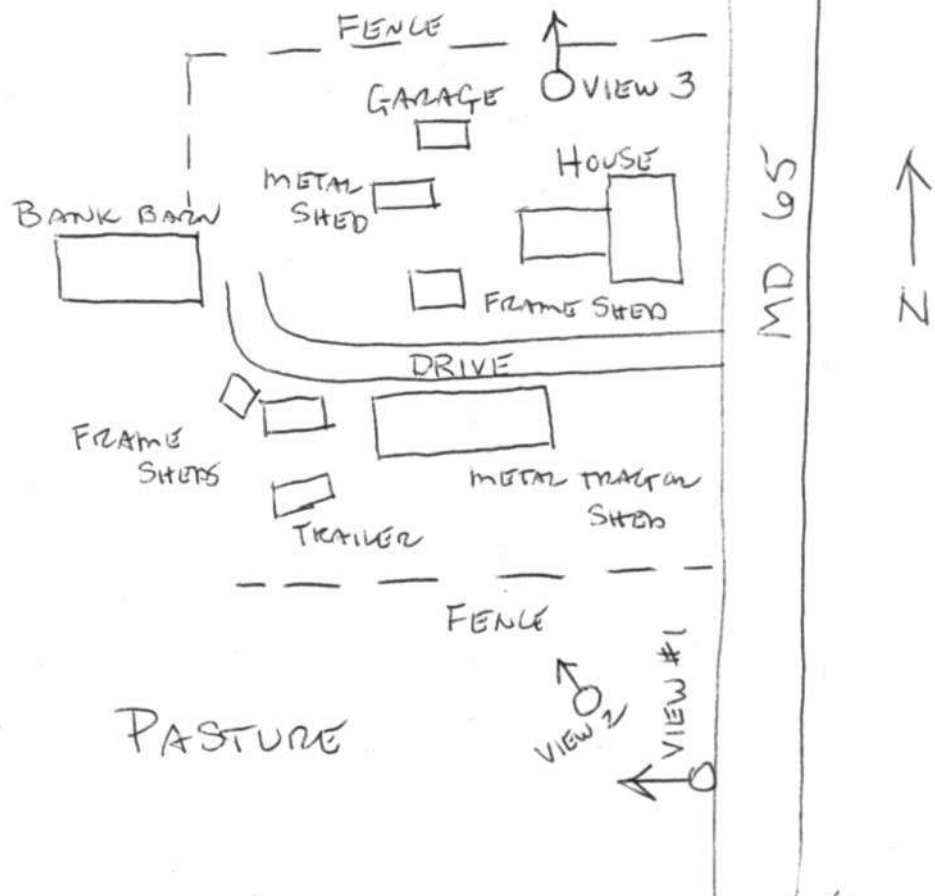
Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

↑ LAPPANS
XROADS

PASTURE



PASTURE

PASTURE

(NOT TO
SCALE)

WA-11-48Z
BRICK FARMHOUSE
PLAN W/ PHOTO LOCATIONS
DOE FARM
G. HENRY 1-2000



WA-II-482 Brick Farmhouse, Fairplay, Washington County
View of property looking west from MD 65, showing pasture
G Henry January 2006



WA-II-482 Brick Farmhouse, Fairplay, Washington County
View of property looking northwest from MD 65, with non-historic
metal tractor shed in middle background
G Henry January 2006



WA-II-482 Brick Farmhouse, Fairplay, Washington County
View of property looking north from fence line north of main house,
showing pasture
G Henry January 2006

ADDENDUM

WA-II-482
Brick Farmhouse
8620 Sharpsburg Pike
Lappans Vicinity, Washington County
G. Henry 10-2005

Section 8 Continuation Sheet Page 1

Historical Background

According to both the current owner and tax information, this house was built in 1843. It stands on part of two earlier surveys known as "Charlemont" and Perrin's Adventure." In 1843, the land was owned by Upton Morin, presumably the builder of this house. Morin (1822-1899) was born in Williamsport and worked as both a carpenter and blacksmith (Williams 1908: 772). In 1854, he sold his 43-acre farm to Daniel Lefevre for \$3,300 and Lefevre is shown as the owner on an 1855 map of the area (Washington County Deed Book IN 10-62). In 1865, the farm was sold to Otto and Alfred Showman and they are shown as the owners on the 1877 Atlas of Washington County (Washington County Deed Book LBT1-88). In 1886, the farm was sold to Jacob Huffer for \$8,600 (Washington County Deed Book 89-59). Huffer, described in William' History of Washington County (1908) as "a prominent and very successful farmer of Tilghmanton District," was born at Mt. Carmel in Washington County in 1838, the son of John and Leah Huffer (Williams 1908: 1091). At 25, he married and bought a 160-acre farm near Funkstown where he lived until 1886. According to Williams, he bought the present house in Lappans (then known as Jones Crossroads) that year and built "a fine barn" in 1891. He retired from farming in 1898 and retired to a frame house he had built across the road. In 1910, his widow Sarah Huffer willed the farm to her daughters Margaret Emmert and Bessie Davis who both sold it in 1923 to Cora Maddux (Washington County Deed Book 189-41). It passed through several other owners before being bought by the present owners in 1983 (Washington County Deed Book 751-179).

Sources:

Williams, Thomas.

1908 *History of Washington County*. Rigaud Publishing Company, Baltimore MD.

Washington County Land Records, Washington County Courthouse, Hagerstown, MD.



WA-11-482

BRICK FARMHOUSE

WASHINGTON COUNTY

G. HENRY 10-2005

LI NA070ANA0N NNN- 2 7160

NEGATIVES AT MP-540

VIEW FROM ROAD LOOKING SW

<No. 9A> B&WMC

11650



WA-11-482

BRICK FARMHOUSE

8620 SHAMPSBURG PIKE

WASHINGTON COUNTY

G. HENRY 10/2005

NEGATIVES AT MO-SITPS

VIEW LOOKING S/SW

1160 11/11 2005

2005



WAIF 482

BRICK FARMHOUSE

8620 SHARPSBURG PIKE

WASHINGTON COUNTY

G. HEWLEY 10-2005

NEGATIVES AT MD-SHPS

VIEW LOOKING NORTH

26. 50° 50'

1000'



WA-11-482

BRICK FARMHOUSE

8620 SHARPSBURG PIKE

WASHINGTON COUNTY

G. HENRY 10/2005

NEGATIVES AT MO. STATE

VIEW OF BARN LOOKING WEST



WA-11-482

BRICK FARMHOUSE

LAPPANS, WASHINGTON COUNTY

FRAME VEHICLE SITE

LOOKING EAST

NEGATIVES ATTACHED NNN- 3 6289

G. Henry 1-2006

(No. 22A) B&WMC

41956



WA-11-482

BRICK FARMHOUSE

LAPPANS, WASHINGTON COUNTY
VEHICLE SHED, LOOKING NW

NEGATIVES AS MHT

NAB7001NAB7001 NAB-1 6289

G. HENTON 1-2006

<No. 17A> B&JMC

41961



WA-11-482

BRICK FARMHOUSE

LAPPANS, WASHINGTON COUNTY

TWO STEPS, LOOKING WEST

NEGATIVES ~~AT~~ MIT

G HEATH 1-2006

<No. 19A> B&JMC

41959



WA-11-482

BRICK FARMHOUSE

LAPPANS, WASHINGTON County

BANKBARN (L), METAL SHED (C), METAL GARAGE (R)

LOOKING ~~TO~~ WEST

NEGATIVES AT NHT

NA070AN00N NNN- 4 6289

G. HENTON 1-2006

(No. 23A) B&WMC

41955



WA-11-482

BRICK FARMHOUSE

LAPPANS, WASHINGTON COUNTY

BANK BARN, LOOKING SOUTH

NEGATIVES ~~AT MHT~~ NNN- 2 6289

G. HENTY 1-2006

<No. 20A> B&WMC

41958



WA-11-482

BRICK FARMHOUSE

8620 SHARPSBURG PIKE
WASHINGTON COUNTY

G. Henry 10/2005

NEGATIVES AS MOSHIPS

VIEW OF NEW HISTORIC METAL BARN

SHOW THE SCENE

2005

WA-II-482 Brick Farmhouse

Mid-19th century

Lappans

Private

The brick farmhouse is a two-story, three-bay by two-bay house built in an L-shape central Maryland farmhouses. It has a gable roof with a slate covering and interior-end brick chimneys rising from each end of the roof. The main facade has a central entrance with windows in the other two bays of the first story and three windows on the second story. There is a full-length one-story porch with a flat roof supported by Tuscan style columns. The ell is three bays long and has a two-story porch along the bays of its inner side.

1124

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. WA-II-482

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Brick farmhouse

2. Location

street & number west side of Rt. 65, .2 mile south of Lappans Road not for publication

city, town Lappans vicinity of congressional district sixth

state Maryland county Washington

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<u>X</u> occupied	<u>X</u> agriculture	<u> </u> museum
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u> </u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<u>X</u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
	<u> </u> not applicable	<u>X</u> no	<u> </u> military	<u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name J. Edgar Bussard

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse liber

street & number Washington Street folio

city, town Hagerstown state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. WA-II-482

Condition

☐ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☐ altered

Check one

☐ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The brick farmhouse is a two-story, three-bay by two-bay house built in an L-shape central Maryland farmhouses. It has a gable roof with a slate covering and interior-end brick chimneys rising from each end of the roof. The main facade has a central entrance with windows in the other two bays of the first story and three windows on the second story. There is a full-length one-story porch with a flat roof supported by Tuscan style columns. The ell is three bays long and has a two-story porch along the bays of its inner side. The house appears to have been constructed in the mid-19th century.

The property is located on the east side of Rt. 65, .2 mile south of Lappans Road in Lappans. The house sits in a gentle rise immediately along the road and has a farm complex of outbuildings descending the rise towards the rear of the property. The main facade faces east.

The house is on a Stone foundation. The brick is laid in stretcher bond. The windows have plain white wood sills and lintels. The roof cornice is boxed with a serpentine molding and returns at the gable ends. The ell has a large chimney mid-way back from the main house at the peak of the gable and a chimney at the gable end. There is also a small shed addition at the rear of the ell.

This property has several significant farm buildings including a turn-of-the-century barn, smoke house, a chicken house, and several smaller sheds.

8. Significance

Survey No. WA-II-482

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This farm complex displays the narrow line that existed between farm and village in the 19th century villages of Washington County. It is a contributing feature of the Lappans Survey District,

9. Major Bibliographical References

Survey No. WA-II-482

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

--	--	--	--	--	--	--	--	--	--

H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Joe Getty

organization Maryland Historical Trust

date May 1983

street & number 21 State Circle

telephone

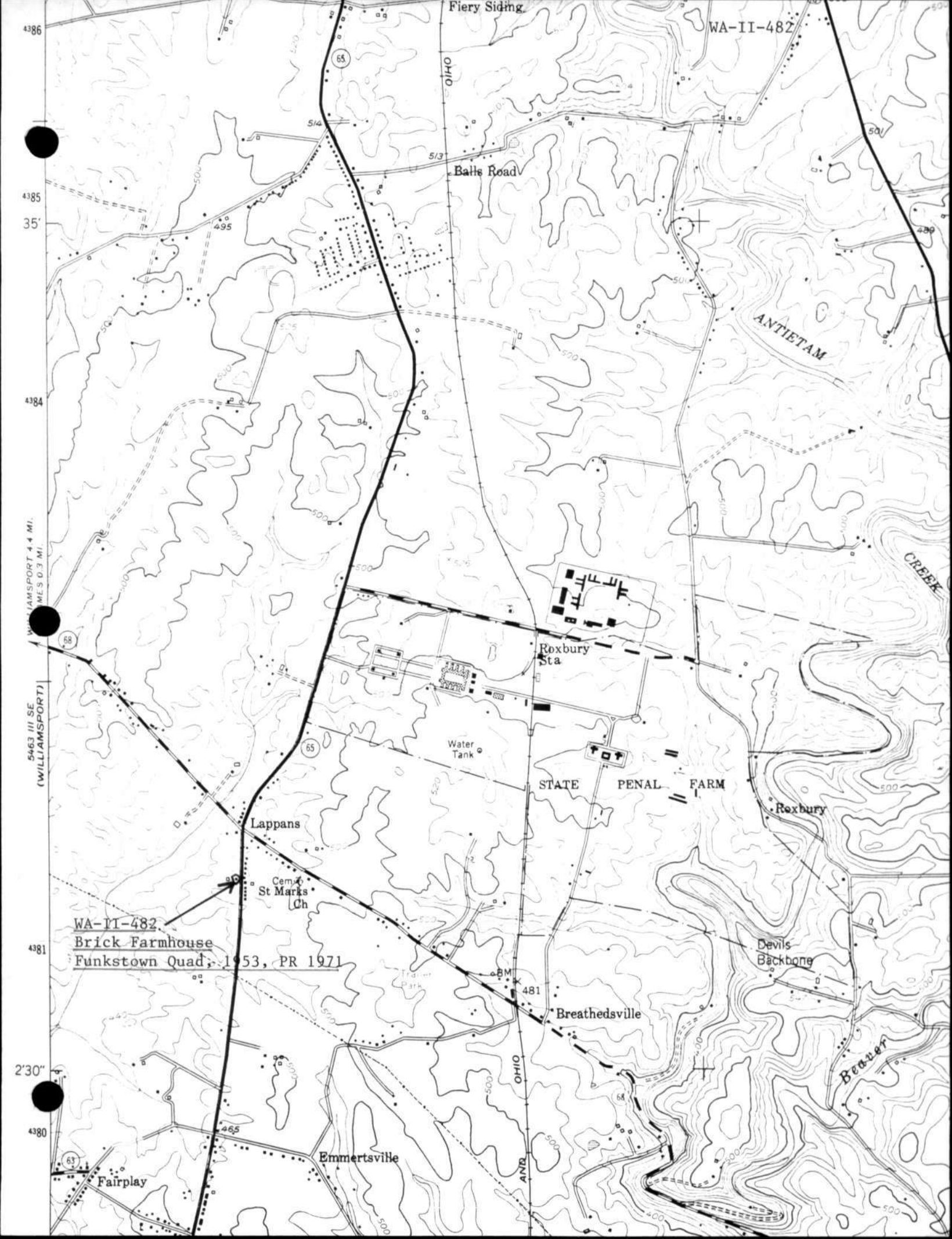
city or town Annapolis

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438





1. Brick Farmhouse WA-II-482
2. Washington County, Maryland
3. Joe Getty
4. May 1983
5. Maryland Hist. Trust, Annapolis, Md.
6. Farm overview; camera facing northwest
7. 1/3



1. Brick Farmhouse WA-II-482
2. Washington County, Maryland
3. Joe Getty
4. May 1983
5. Maryland Hist. Trust, Annapolis, Md.
6. South & east elevations; camera facing
northwest
7. 2/3



1. Brick Farmhouse WA-II-482
2. Washington County, Maryland
3. Joe Getty
4. May 1983
5. Maryland Hist. Trust, Annapolis, Md.
6. Barn--south & East elevations; camera
facing northwest
7. 3/3